

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % _____ sold.

1 Seller/Grantor.

Name Ryan L. Colpitts

Mailing address 2606 19th St

City/state/zip Clarkston WA 99403

Phone (including area code) _____

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property 1832 13th Street, Clarkston, WA 99403

This property is located in Asotin County

(for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See attached 'Exhibit A'.

5 11 - Household, single family units

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☒ does not qualify for _____

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Ryan L. Colpitts

Name (print) Ryan L. Colpitts

Date & city of signing 02/09/2023, Clarkston, WA

Signature of grantee or agent Michael T. Montgomery

Name (print) Michael T. Montgomery

Date & city of signing 02/09/2023, Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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REV 84 0001a (12/1/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 02/10/2023 - RECEIPT No. 55851 - Alliance Title - Clarkston

Print on legal size paper.

03075

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03075

03075

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File No. 628740

Exhibit 'A'

A part of Lot 5 of Block M M of Vineland according to the official plat thereof, filed in Book A of Plats at Page(s) 24 Official Records of Asotin County, Washington, described as follows: Beginning at the Southeast corner of Lot 5 of Block M M said point being on the centerline of County road a distance of 97.62 feet Northerly from stone monument at angle point in said centerline; thence Northerly 131.16 feet along said centerline; thence deflect left $82^{\circ} 21'$ a distance of 180.02 feet to the TRUE POINT OF BEGINNING, being the Northeast corner of the tract herein described; thence continue on this course a distance of 98 feet; thence deflect 90° left a distance of 130 feet; thence deflect left 90° a distance of 98 feet; thence deflect left 90° a distance of 130 feet to the TRUE POINT OF BEGINNING.

Plat of Lot 5

A part of Lot 5 of Block M M of Vineland according to the official plat thereof, filed in Book A of Plats at Page(s) 24 Official Records of Asotin County, Washington, described as follows: Beginning at the Southeast corner of Lot 5 of Block M M said point being on the centerline of County road a distance of 97.62 feet Northerly from stone monument at angle point in said centerline; thence Northerly 131.16 feet along said centerline; thence deflect left $82^{\circ} 21'$ a distance of 180.02 feet to the TRUE POINT OF BEGINNING, being the Northeast corner of the tract herein described; thence continue on this course a distance of 98 feet; thence deflect 90° left a distance of 130 feet; thence deflect left 90° a distance of 98 feet; thence deflect left 90° a distance of 130 feet to the TRUE POINT OF BEGINNING.

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